



AGENDA
BEFORE THE CANYON COUNTY
PLANNING & ZONING COMMISSION
May 21, 2026 at 6:30 pm
CANYON COUNTY ADMINISTRATION BUILDING
1ST FLOOR MEETING ROOM, Suite 130

Introduction of evidence, including testimony, and Commission deliberation towards a possible decision, is expected on the following applications.

1. CONSENT AGENDA – ACTION ITEMS

- A. Case No. OR2023-0001 & CR2023-0004 & – Lacy: Approve FCOs**
- B. Case No. CU2025-0014 – Billington Inspections: Approve FCOs**
- C. Case No. CR2025-0011 – Payne: Approve FCOs**
- D. Case No. CU2025-0029 – Jackson: Approve FCOs**

2. ACTION ITEMS

- A. Case No. OR2026-0001 – Highway District 4:** To consider adopting the following development impact fee capital improvements plans as elements of the Canyon County 2030 Comprehensive Plan in accordance with Idaho Code § 67-8208(1):
 - City of Caldwell and Highway District No. 4 “Caldwell Area Capital Improvements Plan and Traffic Impact Fee Program” dated December 12, 2024; and
 - Highway District No. 4 “Mid-Star Service Area Capital Improvements Plan” and “Traffic Impact Fee Program” updates dated August 20, 2025.
- B. Case No. RZ2025-0008 – Ludan:** The applicant, Sergey Ludan, is requesting a rezone of approximately 2.92 acres from an “R-R” (Rural Residential) zone to a “R1” (Single Family Residential) zone. The subject property is located at 25 N. Watermill Lane, Nampa, Idaho, also referenced as Parcel R27968.
- C. Case No. CU2025-0015 – Liudahl for Symms Fruit Ranch:** The applicant, Chris Liudahl, is requesting a conditional use permit for a special events facility for a weekend bazaar (flea market) for up to 328 vendors and 12 food truck spots, open to the public Saturdays and Sundays 11 a.m. to 7/8 p.m. with approximately 928 parking spaces on approximately 17 acres of the 35.49 acres on parcel R33566 in the “A” (Agricultural) zone. The subject property is located at 20051 Lowell Road, Caldwell, Idaho, 83607, also referenced as Parcel R33566.
- D. Case No. CU2025-0031 – Hansen:** The applicant, Lucas Hansen, is requesting a Conditional Use Permit for a Slaughterhouse on approximately 11.30 acres in an “A” (Agricultural) zone. The request is for a custom slaughterhouse in which the applicant will accept animals from customers for processing. The request includes retail sales as an accessory use to the slaughterhouse. Proposed hours of operation for the slaughterhouse and retail sales are Monday – Saturday, 7 am to 5 pm. The subject property is located at 0 Hwy 95, Parma, also referenced as Parcel R39357012.

3. DIRECTOR, PLANNER, COMMISSION COMMENTS

4. ADJOURNMENT

CERTIFICATE OF POSTING

Canyon County Planning and Zoning Commission Meeting for May 21, 2026

I certify that on May 19, 2026, I placed a copy of this agenda in the lobby of the entrance to the Canyon County Administration Building, located on the first floor, 111 North 11th Avenue, Caldwell, Idaho.

Signed: Caetlin Ross

Date: 5/19/26
